

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 18 March 2026 11:58:23 UTC+01:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: DM/26/0406 1, 2, 4, 5, 6, 7, 8 and 9 Hett Close, Ardingly

Hi Tracie

Comments on the above planning application.

The application properties are modestly sized modern houses located within the Ardingly Conservation Area- the houses form part, but not all of, two adjacent terraces which are a part of a development granted planning permission in 1999. The development occupies part of the former grounds of Hapstead House, a large probably mid-19th century building, now converted to flats, which is located just to the south. Hapstead House is one of the oldest and certainly the largest buildings in this eastern part of the Conservation Area, and has some landmark value, being a focal point in views from the High Street along the original entrance driveway (now Hett Close). A small number of other historic buildings which were part of the Hapstead House estate also survive- the Lodge House adjacent to the High Street, and the former coach house to the north of the main building, now a residential conversion. These historic buildings have group value, and make individually and collectively a strong positive contribution to the character and appearance of the Conservation Area.

The late 20th century development of which the application properties are part is in close proximity to the historic house and coach house, and will have resulted in loss of part the original gardens. It is however relatively sympathetic in design and materials to the original buildings, which to an extent mitigates the harm to the setting of the historic buildings and the character and appearance of the Conservation Area arising from these factors. For example, timber has been used for the windows and rear doors to the buildings, although the front doors are suggested to be of composite/uPVC construction.

The current proposal is for the replacement of the existing timber windows to the front and rear with uPVC framed casements and the rear timber framed glazed doors with uPVC units. In my opinion, the proposal is unacceptable in principle, as the use of this material is not sympathetic to the Conservation Area or to the context of the nearby historic buildings at Hapstead House and the former coach house. It would detract from the quality and consistency of the development at Hett Close, particularly as not all of the buildings to both terraces are included in the application, and from the contribution which this makes to the character and appearance of the Conservation Area. I would recommend that the proposal is amended to indicate replacement double glazed timber framed windows and doors of an appropriate design.

As it stands, I would consider the proposal harmful to the character and appearance of the Ardingly Conservation Area, contrary to the requirements of District Plan Policy

DP35. In terms of the NPPF, I would consider the harm caused to be less than substantial, at the low-mid point of that scale, such that paragraph 215 will apply.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.

<http://www.planningportal.gov.uk>

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